GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Planned Development of Cities & Towns - Visakhapatnam, Vizianagaram & Anakapalli Districts – Government lands identified in Anandapuram & Padmanabham Mandals in Visakhapatnam District, Denkada & Bhogapuram Mandals in Vizianagaram District, Sabbavaram & Anakapalli Mandals in Anakapalli District - Land Pooling Scheme – Order - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 146 **Dated: 30-07-2025**

Read the following:

1. G.O.Ms.No.290, MA&UD (H) Department, dated:14.11.2016.
2. G.O.Ms.No.72, MA&UD (M) Department, dated:25.01.2020.
3. G.O.Ms.No.294, MA&UD (M) Department, dated:21.11.2019.
4. From the Metropolitan Commissioner, VMRDA, Visakhapatnam, E.Computer No.2771091/2025/Estate/l-4, dt:27.03.2025 & 11.04.2025.

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O R D E R:

In the reference 1st read above, Government have issued orders formulating VUDA land pooling scheme (formulation & implementation) Rules, 2016 with a direction to the VC, VUDA (now VMRDA) to initiate the land pooling process and furnish the individual land pooling scheme proposals in detail to the Government for taking further necessary action.

2. In the reference 2nd read above, Government authorized the District Collector, Visakhapatnam District and Metropolitan Commissioner, VMRDA, Visakhapatnam to undertake the exercise of land pooling for the lands in Visakhapatnam and Anakapalli divisions of Visakhapatnam for development, as the programme is for allotment of house sites to poor people and weaker sections only with certain modalities.

3. In the reference 3rd read above, Government have constituted a committee under the chairmanship of District Collector concerned for the purpose of scrutiny and finalizing the Land Pooling Proposals.

4. In the reference 4th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has informed that, the Collectors of Visakhapatnam, Vizianagaram and Anakapalli Districts have furnished the following details of lands, feasibility reports submitted by the Revenue Authorities and the details are as follows:

(P.T.O)

S.No	Name of Village	Mandal	Sy.No	Extent proposed for Land Pooling Ac.cts	Extent Available Village Wise in Ac. cts.
1	2	3	4	5	6
Visakhapatnam:					
1	Gidijala	Anandapuram	258	309.18	1132.09
2	Gorinta	Anandapuram	108	198.31	
3	Sontyam	Anandapuram	347p	251.55	
4	BD Palem	Anandapuram	1	122.53	
5	Kovvada	Padmanabham	237	250.52	
Vizianagaram:					
1	Modavalasa	Denkada	241, 242 243	20.41	25.41
2	Ravada	Bhogapuram	64-1	5.00	
Anakapalli:					
1	Anthakapalli	Sabbavaram		175.42	783.69
2	Batajangalapalem	Sabbavaram		141.01	
3	A. Sirasapalli	Sabbavaram		371.75	
4	Nalla Regudupalem	Sabbavaram		27.37	
5	Pydiwada Agraharam	Sabbavaram		28.14	
6	Tagarampudi	Anakapalli		40.00	
	Grand Total (3 Districts)			**1941.19**	

5. The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, further, proposed that, share of the developed land may be determined in accordance with the provisions outlined in the reference 2nd read above as the sharing pattern has been adopted for the mandals covered in VMRDA area and thus the lands that are already taken up for land pooling and the lands now proposed come under similar category. He has further informed that Government has to take a view on the inclusion of encroached lands under this LPS.

6. The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has, therefore, forwarded the proposal and requested for according permission to the Land Pooling scheme for the lands identified in Visakhapatnam, Vizianagaram & Anakapalli Districts to a total extent of Ac.1941.19 cts and to appoint competent authorities for Land Pooling scheme.

7. Government after careful examination of the matter and in exercise of the powers conferred under section 116(2)(e) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, (AP Act No.5 of 2016), hereby accord permission to the Metropolitan Commissioner, Visakhapatnam

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Metropolitan Region Development Authority, Visakhapatnam to undertake the exercise of Land Pooling of the lands mentioned in the table at para-4 above to an extent of Ac.1941.19 Cts in Visakhapatnam, Vizianagaram & Anakapalli Districts as per the VUDA land pooling scheme (formulation & implementation) Rules, 2016.

8. Further, the following officials are, hereby, appointed as Competent Authorities for implementation of this scheme.

Sl.No	Name of the District	Name of the Mandal	Proposed Competent Authority for Land Pooling Scheme
1	Visakhapatnam	Anandapuram	RDO, Bheemunipatnam
		Padmanabham	
2	Vizianagaram	Denkada	RDO, Vizianagaram
		Bhogapuram	
3	Anakapalli	Sabbavaram	RDO, Anakapalli
		Anakapalli	

9. Further, the share of the developed land between the VMRDA, Visakhapatnam and individual may be determined as hereunder:

Sl.No	**Category of Land**	**Individual share**
1.	Assignee	900 Sq.Yrds Per Acre
2.	Encroacher for more than 10 years	450 Sq.Yrds Per Acre

10. The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam shall take further necessary action in the matter, accordingly.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Metropolitan Commissioner,
Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam
The Collectors of Visakhapatnam, Vizianagaram, Anakapalli Districts
The Director Translation, Vijayawada(with a request to translate into Telugu and re-transmit the same)

Copy To:

The G.A(Cabinet)Department, w.r.to. Council Resolution.No.271/2025, dt:24.07.2025

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The Revenue Department, A.P. Secretariat.
The PS to Principal Secretary to Hon'ble Chief Minister.
The O.S.D. / P.S. to Hon'ble Minister for MA&UD Department.
The P.S. to Prl.Secretary to Government, MA&UD Department.
SF/SCs.

// FORWARDED::BY ORDER //

SECTION OFFICER